



**DEVELOPMENT SERVICES
PLANNING DIVISION**

The City of Morgantown

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March 13, 2015

American Campus Communities
c/o Lisa Mardis
Project Management Services
160 Fayette Street
Morgantown, WV 26505

**RE: S15-04-III / American Campus Communities / University Avenue & Jones Avenue
Tax Map 14A, Parcels 1 thru and including 10.2 and Tax Map 20, Parcels 201 thru
and including 208; R-3, Multi-Family Residential District**

Dear Ms. Mardis:

This letter is to notify you of the decision made by the Planning Commission concerning the above referenced Major Development of Significant Impact Site Plan petition.

The decision is as follows:

Planning Commission, March 12, 2015

Case No. S15-04-III was approved as requested with the following conditions:

1. That minor subdivision petition Case No. MNS15-03 must be approved combining Parcels 1 thru and including 10.2 of Tax Map 14A that arranges the principle development site and combining Parcels 201 thru and including 208 of Tax Map 20 that arranges the off-premise parking site.
2. That requisite conditional use and variance approvals be granted by the Board of Zoning Appeals.
3. That the petitioner continue to work with City Administration during building permit application concerning the planning, design, and siting of street trees along University Avenue to ensure best urban landscape practices and coordination with planned public roadway improvements.
4. That the petitioner continue to work with City Administration during building permit application concerning the planning and design of ingress and egress for emergency responders throughout the site.
5. That the development must meet all applicable federal Fair Housing and Americans with Disabilities Act standards to the satisfaction of the City's Chief Building Code Official.

This decision may be appealed to the Circuit Court of Monongalia County within thirty (30) days. Any work done relating to decisions rendered by the Planning Commission during this thirty-day period is at the sole financial risk of the petitioner.

Please advise your client to contact the undersigned for the purpose of scheduling a conference call to discuss this Office's expectations for demonstrating compliance with the above conditions.

Should you have any questions concerning the Planning Commission's decision or require further clarification, please contact the undersigned. We look forward to serving your development review and approval needs.

Respectfully,

A handwritten signature in black ink that reads "Christopher M. Fletcher". The signature is written in a cursive, flowing style.

Christopher M. Fletcher, AICP
Director of Development Services